

APPENDIX H

REMEDIAL ACTION PHOTOGRAPH LOG



Photograph 1: Triumph exporting concrete and asphalt on the Site (facing southeast). –
12/13/2022



Photograph 2: Triumph exporting non-hazardous soil on the Site (facing northwest). –
12/20/2022



Photograph 3: Triumph excavating and stockpiling historic fill and concrete on the Site (facing south). – 1/14/2023



Photograph 4: Triumph loading non-hazardous fill from the Site into a truck for off-site disposal (facing southwest). – 1/30/2023



Photograph 5: View of the UST that was uncovered on the eastern part of the Site (facing east).
– 2/6/2023



Photograph 6: View of Triumph placing the demarcation layer in the western part of the Site
(facing southwest). – 2/10/2023



Photograph 7: Triumph importing clean fill in the southern part of the Site (facing west). – 2/20/2023



Photograph 8: View of 0.75-inch stone being imported in the northern part of the Site (facing west). – 3/1/2023



Photograph 9: Triumph backfilling 0.75-inch stone in the eastern part of the Site (facing southeast). – 3/23/2023



Photograph 10: Triumph excavating and removing the former building slab on the northeastern part of the Site (facing southeast). – 5/2/2023



Photograph 11: Triumph backfilling clean fill above a demarcation barrier in the northeastern part of the Site (facing northeast). – 5/5/2023



Photograph 12: Triumph grading 0.75-inch stone above in the eastern part of the Site (facing south). – 5/8/2023

APPENDIX I

DOCUMENTATION OF AGENCY APPROVAL

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2

47-40 21st Street, Long Island City, NY 11101

P: (718) 482-4995

www.dec.ny.gov

January 28, 2022

Glenn Goldstein
Queens Development Group, LLC
QDG URA Corporation
QDG Hotel Partners, LLC
QDG 126th Street Partners, LLC
QDG Parking Partners, LLC
QDG Retail Partners, LLC
c/o Related Companies
30 Hudson Yards, 72nd Floor
New York, NY 10001

**Re: Willets Point Development
126th St./Willets Point Blvd., Queens, Queens County
Brownfield Cleanup Program # C241146
OU-2 Interim Remedial Measure Work Plan**

Dear Mr. Goldstein:

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has completed its review of the Interim Remedial Measure Work Plan (IRMWP) dated January 2022 which was prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. on behalf of the Queens Development Group, LLC, QDG URA Corporation, QDG Hotel Partners, LLC, QDG 126th Street Partners, LLC, QDG Parking Partners LLC, and QDG Retail Partners, LLC (collectively the Volunteer). The IRMWP was submitted to NYSDOH under the Brownfield Cleanup Program. The IRMWP is deemed adequate and is hereby approved for implementation.

NYSDEC understands that the IRMWP was implemented at risk prior to the formal approval from NYSDOH and NYSDOH due to a time-sensitive concern about potential migration of contamination from OU-2 onto OU-1. The IRMWP field work was performed under the auspices of the Community Air Monitoring Plan for the on-going OU-1 remedial actions, which is protective of any human exposures from the site.

The Volunteer and its contractors are solely responsible for safe execution of all invasive and other field work performed under this IRMWP. The Volunteer and its contractors must obtain all local, state, and/or federal permits or approvals that may be required to perform work under this IRMWP. Further, the Volunteer and its contractors are solely responsible for the identification of utilities that might be affected by work



Department of
Environmental
Conservation

under this IRMWP and, implementation of all required, appropriate, or necessary health and safety measures during performance of work under this IRMWP.

In accordance with the requirements of the Brownfield Cleanup Agreement and the Citizen Participation Plan, the approved IRMWP must be placed in the project document repositories within 5 business days. Any draft copies of this work plan should be removed. A certification that this document has been placed in the project repositories, and that the repositories are complete with all project documents, must be submitted to the NYSDEC project manager.

Should you have any questions regarding this letter or any other aspect of the project, please contact me at 718-482-7541 or wendi.zheng@dec.ny.gov.

Regards,

A handwritten signature in black ink that reads "Wendi Zheng". The signature is written in a cursive, flowing style.

Wendi Zheng
Project Manager

cc: J. O'Connell, J. Andalaro – NYSDEC
S. McLaughlin, S. Selmer, H. Hood – NYSDOH
M. Chertok, C. Leas – SPR
J. Hayes, G. Nichols, A. Schweitzer – Langan

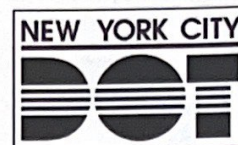


NYC Department of Transportation

Office of Permit Management

BUILDING OPERATION PERMIT

PERMIT#: Q02-2023005-A28



ISSUED DATE: 1/5/2023 PERMIT VALID FROM: 1/5/2023 TO: 3/31/2023
BOROUGH: QUEENS PERMIT TYPE: 0204 - PLACE EQUIPMENT OTHER THAN CRANE OR SHOV
FEES (NON-REFUNDABLE): ROADWAY TYPE:
ADMINISTRATION FEE \$50.00 SIDEWALK TYPE: CONCRETE
TOTAL : \$50.00 PAID

PERMISSION HEREBY GRANTED TO:

NAME: TRIUMPH CONSTRUCTION CORP. LICENSE #: None
CONTACT NAME: CUZZI CARLO CONTRACT #: None
PHONE: 9144031379 SPONSORING AGENCY: None
ADDRESS: 1354 - SENECA AVENUE BRONX NY 10474

TO OCCUPY THE SIDEWALK AT:

HOUSE#: 127-04
ON STREET: WILLETS POINT BOULEVARD
FROM STREET: 34 AVENUE
TO STREET: 127 STREET

LOCATION DETAILS: 127-04 WILLETS POINT BOULEVARD
FOR PURPOSE OF: MAINTAIN NYCDOT FENCE
RELATED AGENCY #:
EQUIPMENT TYPE: Maintain Fence
INSPECT DIST: 35
RECORDED: None
TRACKING #: 2023010400358073

COMM. BOARD: 07
SEQUENCE #: 0027

Note: If House Number is not provided Permittee shall use "Location Details" box to indicate a specific location of the work area within a block (for all non-Contract work, i.e. Contract #: None).

PERMITTEE SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES AND SPECIFICATIONS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION AND WITH THE TERMS AND CONDITIONS OF THE PERMIT. FAILURE TO COMPLY MAY RESULT IN REVOCATION OF THE PERMIT BY THE COMMISSIONER.

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NYS LAW

CALL NEW YORK 811, INC. AT 1-800-272-4480 OR 811 BEFORE STREET OPENING EXCAVATIONS. NEW YORK STATE INDUSTRIAL CODE RULE 753 MANDATES 2-10 BUSINESS DAYS NOTICE PRIOR TO DIGGING.



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SPECIFIC STIPULATION	MS
013	MAINTAIN A MINIMUM 5 FOOT CLEAR PEDESTRIAN WALK ON THE SIDEWALK
038	ALL TEMPORARY TRAFFIC CONTROL DEVICES, INCLUDING BUT NOT LIMITED TO SIGNS, CHANNELIZING DEVICES, FENCING AND MARKINGS SHALL BE PROVIDED, INSTALLED, MAINTAINED AND REMOVED BY THE PERMITTEE IN ACCORDANCE WITH THE MOST RECENT VERSION OF PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). OBTAIN THE MUTCD AT HTTP://MUTCD.FHWA.DOT.GOV .
066	DO NOT PLACE MATERIALS, TRAILERS, CRANES, CONTAINERS, OR EQUIPMENT IN FRONT OF DRIVEWAYS, BUS STOPS, WITHIN FIFTEEN FEET OF A FIRE HYDRANT, IN AUTHORIZED PARKING ZONES OR BLOCKING ACCESS TO DEPTH WATER TESTING BOXES. IF WORK IS DIRECTLY IN ABOVE AREAS, MAY BE IN VICINITY DURING STIPULATED WORK HOURS BUT NOT WHEN SITE IS UNATTENDED.
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103	PARKING OF NON-COMMERCIAL VEHICLES ON THE STREET (ROADWAY AND SIDEWALK) WITHIN WORK ZONES IS PROHIBITED.
NOISE1	BY SUBMITTING THIS APPLICATION AND/OR RENEWAL REQUEST, THE PERMITTEE CERTIFIES ITS COMPLIANCE WITH ALL APPLICABLE CITYWIDE CONSTRUCTION NOISE MITIGATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE DEVELOPMENT OF A COMPLIANT NOISE MITIGATION OR ALTERNATIVE NOISE MITIGATION PLAN. UPON COMPLETION, PLEASE UPLOAD/FILE YOUR PLANS ONTO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE. HERE IS THE LINK FOR FURTHER DETAILS AND TO UPLOAD THE FORMS: https://www1.nyc.gov/site/dep/environment/construction-noise-mitigation.page
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TMC001	CONTRACTORS WHO AT ANY TIME DURING THEIR PERMITTED WORK ENCOUNTER TRAFFIC SURVEILLANCE CAMERAS, DETECTION EQUIP OR ANY TYPE OF COMMUNICATION EQUIPMENT (WIRELESS OR HARD-WIRED) ON ANY NYCDOT FACILITY, THAT IS NOT INCLUDED ON THE DESIGN/BUILD DWGS, SHALL IMMEDIATELY NOTIFY NYCDOT TRAFFIC MANAGEMENT AT TMCDOT@DOT.NYC.GOV & 718-433-3390/40 AND AWAIT DIRECTION PRIOR TO CONTINUING WORK



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BUILDING OPERATION PERMIT

PERMIT#: Q02-2023005-A17



ISSUED DATE: 1/5/2023 PERMIT VALID FROM: 1/5/2023 TO: 3/31/2023
BOROUGH: QUEENS PERMIT TYPE: 0204 - PLACE EQUIPMENT OTHER THAN CRANE OR SHOV
FEES (NON-REFUNDABLE): ROADWAY TYPE:
ADMINISTRATION FEE \$50.00 SIDEWALK TYPE: CONCRETE
TOTAL : \$50.00 PAID

PERMISSION HEREBY GRANTED TO:

NAME: TRIUMPH CONSTRUCTION CORP. LICENSE #: None
CONTACT NAME: CUZZI CARLO CONTRACT #: None
PHONE: 9144031379 SPONSORING AGENCY: None
ADDRESS: 1354 - SENECA AVENUE BRONX NY 10474

TO OCCUPY THE SIDEWALK AT:

HOUSE#: 126 STREET
ON STREET: 38 AVENUE
FROM STREET: 39 AVENUE
TO STREET:

LOCATION DETAILS: 12672 WILLETS POINT BOULEVARD
FOR PURPOSE OF: MAINTAIN NYCDOT FENCE
RELATED AGENCY #:
EQUIPMENT TYPE: Maintain Fence
INSPECT DIST: 35
RECORDED: None
TRACKING #: 2023010400358073

COMM. BOARD: 07
SEQUENCE #: 0016

Note: If House Number is not provided Permittee shall use "Location Details" box to indicate a specific location of the work area within a block (for all non-Contract work, i.e. Contract #: None).

PERMITTEE SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES AND SPECIFICATIONS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION AND WITH THE TERMS AND CONDITIONS OF THE PERMIT. FAILURE TO COMPLY MAY RESULT IN REVOCATION OF THE PERMIT BY THE COMMISSIONER.

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SE7P45	WORK EMBARGO: 04/11/23 12:01am to 04/15/23 11:59pm for 2023 Embargo Mets Citifield Opening Day. Rolling street closure. *NYC DOT REQUIRES FULL RESTORATION OF ROADWAY AND/OR SIDEWALK FOR PUBLIC USE AS IT RELATES TO THE EVENT. PLEASE CONTACT DOT SPECIAL EVENTS (SPEZIALEVENTS@DOT.NYC.GOV) FOR FURTHER INFORMATION
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BUILDING OPERATION PERMIT

PERMIT#: Q02-2023005-A34



ISSUED DATE: 1/5/2023 PERMIT VALID FROM: 1/5/2023 TO: 3/31/2023
BOROUGH: QUEENS PERMIT TYPE: 0215 - OCCUPANCY OF SIDEWALK AS STIPULATED
FEES (NON-REFUNDABLE):
ADMINISTRATION FEE \$50.00 ROADWAY TYPE:
SIDEWALK TYPE: CONCRETE
TOTAL : \$50.00 PAID

PERMISSION HEREBY GRANTED TO:

NAME: TRIUMPH CONSTRUCTION CORP. LICENSE #: None
CONTACT NAME: CUZZI CARLO CONTRACT #: None
PHONE: 9144031379 SPONSORING AGENCY: None
ADDRESS: 1354 - SENECA AVENUE BRONX NY 10474

TO OCCUPY THE SIDEWALK AT:

HOUSE#:
ON STREET: 126 PLACE
FROM STREET: 34 AVENUE
TO STREET: NORTHERN BOULEVARD

LOCATION DETAILS: 12627 35 AVENUE
FOR PURPOSE OF: OCCUPANCY OF SIDEWALK FOR NYCDOT FENCE
RELATED AGENCY #:
INSPECT DIST: 35
RECORDED: None
TRACKING #: 2023010400358073

COMM. BOARD: 07
SEQUENCE #: 0033

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HIQA01	THIS PERMIT ONLY ALLOWS FOR THE CLOSURE OF A ROADWAY OR SIDEWALK AS STIPULATED. ANY STORAGE OF MATERIAL OR STORAGE OF EQUIPMENT REQUIRES A SEPARATE PERMIT.
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PERMIT#: Q02-2023005-A32



ISSUED DATE: 1/5/2023 PERMIT VALID FROM: 1/5/2023 TO: 3/31/2023
BOROUGH: QUEENS PERMIT TYPE: 0215 - OCCUPANCY OF SIDEWALK AS STIPULATED
FEES (NON-REFUNDABLE):
ADMINISTRATION FEE \$50.00 ROADWAY TYPE:
TOTAL : \$50.00 PAID SIDEWALK TYPE: CONCRETE

PERMISSION HEREBY GRANTED TO:

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CONTACT NAME: CUZZI CARLO CONTRACT #: None
PHONE: 9144031379 SPONSORING AGENCY: None
ADDRESS: 1354 - SENECA AVENUE BRONX NY 10474

TO OCCUPY THE SIDEWALK AT:

HOUSE#: 126 STREET
ON STREET: 34 AVENUE
FROM STREET: 35 AVENUE
TO STREET:

LOCATION DETAILS: 12627 35 AVENUE
FOR PURPOSE OF: OCCUPANCY OF SIDEWALK FOR NYCDOT FENCE
RELATED AGENCY #:
INSPECT DIST: 35
RECORDED: None
TRACKING #: 2023010400358073

COMM. BOARD: 07
SEQUENCE #: 0031

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FROM STREET: 126 PLACE
TO STREET: 126 STREET

LOCATION DETAILS: 12627 35 AVENUE
FOR PURPOSE OF: MAINTAIN NYCDOB FENCE
RELATED AGENCY #:
EQUIPMENT TYPE: Maintain Fence
INSPECT DIST: 35
RECORDED: None
TRACKING #: 2023010400358073

COMM. BOARD: 07
SEQUENCE #: 0030

Note: If House Number is not provided Permittee shall use "Location Details" box to indicate a specific location of the work area within a block (for all non-Contract work, i.e. Contract #: None).

PERMITTEE SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES AND SPECIFICATIONS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION AND WITH THE TERMS AND CONDITIONS OF THE PERMIT. FAILURE TO COMPLY MAY RESULT IN REVOCATION OF THE PERMIT BY THE COMMISSIONER.

TAMPERING WITH OR KNOWINGLY MAKING A FALSE ENTRY IN OR FALSELY ALTERING THIS PERMIT MAY RESULT IN A RESTRICTION IN OBTAINING FUTURE NYCDOT PERMITS.

NYS LAW

CALL NEW YORK 811, INC. AT 1-800-272-4480 OR 811 BEFORE STREET OPENING EXCAVATIONS. NEW YORK STATE INDUSTRIAL CODE RULE 753 MANDATES 2-10 BUSINESS DAYS NOTICE PRIOR TO DIGGING.



NYC Department of Transportation

Office of Permit Management

BUILDING OPERATION PERMIT

PERMIT#: Q02-2023005-A31



PERMITTEE SHALL COMPLY WITH ALL OF THE FOLLOWING STIPULATIONS

SPECIFIC STIPULATION	MS
013	MAINTAIN A MINIMUM 5 FOOT CLEAR PEDESTRIAN WALK ON THE SIDEWALK
038	ALL TEMPORARY TRAFFIC CONTROL DEVICES, INCLUDING BUT NOT LIMITED TO SIGNS, CHANNELIZING DEVICES, FENCING AND MARKINGS SHALL BE PROVIDED, INSTALLED, MAINTAINED AND REMOVED BY THE PERMITTEE IN ACCORDANCE WITH THE MOST RECENT VERSION OF PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). OBTAIN THE MUTCD AT HTTP://MUTCD.FHWA.DOT.GOV .
066	DO NOT PLACE MATERIALS, TRAILERS, CRANES, CONTAINERS, OR EQUIPMENT IN FRONT OF DRIVEWAYS, BUS STOPS, WITHIN FIFTEEN FEET OF A FIRE HYDRANT, IN AUTHORIZED PARKING ZONES OR BLOCKING ACCESS TO DEP WATER TESTING BOXES. IF WORK IS DIRECTLY IN ABOVE AREAS, MAY BE IN VICINITY DURING STIPULATED WORK HOURS BUT NOT WHEN SITE IS UNATTENDED.
091	THIS PERMIT ACTIVITY MAY NOT START UNTIL THE PERMITTEE COORDINATES ALL WORK WITH ANY ONGOING CONSTRUCTION AND WITH THE PROJECT/RESIDENT ENGINEER FOR ANY ONGOING CAPITAL PROJECTS.
103	PARKING OF NON-COMMERCIAL VEHICLES ON THE STREET (ROADWAY AND SIDEWALK) WITHIN WORK ZONES IS PROHIBITED.
NOISE1	BY SUBMITTING THIS APPLICATION AND/OR RENEWAL REQUEST, THE PERMITTEE CERTIFIES ITS COMPLIANCE WITH ALL APPLICABLE CITYWIDE CONSTRUCTION NOISE MITIGATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE DEVELOPMENT OF A COMPLIANT NOISE MITIGATION OR ALTERNATIVE NOISE MITIGATION PLAN. UPON COMPLETION, PLEASE UPLOAD/FILE YOUR PLANS ONTO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE. HERE IS THE LINK FOR FURTHER DETAILS AND TO UPLOAD THE FORMS: https://www1.nyc.gov/site/dep/environment/construction-noise-mitigation.page
SCHOOL	NO WORK TO BE PERFORMED WITHIN BLOCK FRONTING SCHOOL INCLUDING INTERSECTIONS FOR ONE HOUR PRIOR TO SCHOOL START TIME THROUGH ONE HOUR AFTER END OF SCHOOL TIME. PERMITTEE MUST NOTIFY SCHOOL PRINCIPAL IN WRITING 48 HOURS PRIOR TO BEGINNING ANY WORK. THIS STIP VOIDS ANY/ ALL OTHER CONFLICTING STIPS ON THIS PERMIT UNLESS ACCOMPANIED WITH VARIANCE STIP VAR001.
TMC001	CONTRACTORS WHO AT ANY TIME DURING THEIR PERMITTED WORK ENCOUNTER TRAFFIC SURVEILLANCE CAMERAS, DETECTION EQUIP OR ANY TYPE OF COMMUNICATION EQUIPMENT (WIRELESS OR HARD-WIRED) ON ANY NYCDOT FACILITY, THAT IS NOT INCLUDED ON THE DESIGN/BUILD DWGS, SHALL IMMEDIATELY NOTIFY NYCDOT TRAFFIC MANAGEMENT AT TMCDOT@DOT.NYC.GOV & 718-433-3390/40 AND AWAIT DIRECTION PRIOR TO CONTINUING WORK



NYC Department of Transportation

Office of Permit Management

BUILDING OPERATION PERMIT

PERMIT#: Q02-2023005-A30



ISSUED DATE: 1/5/2023 PERMIT VALID FROM: 1/5/2023 TO: 3/31/2023
BOROUGH: QUEENS PERMIT TYPE: 0215 - OCCUPANCY OF SIDEWALK AS STIPULATED
FEES (NON-REFUNDABLE):
ADMINISTRATION FEE \$50.00 ROADWAY TYPE:
TOTAL : \$50.00 PAID SIDEWALK TYPE: CONCRETE

PERMISSION HEREBY GRANTED TO:

NAME: TRIUMPH CONSTRUCTION CORP. LICENSE #: None
CONTACT NAME: CUZZI CARLO CONTRACT #: None
PHONE: 9144031379 SPONSORING AGENCY: None
ADDRESS: 1354 - SENECA AVENUE BRONX NY 10474

TO OCCUPY THE SIDEWALK AT:

HOUSE#:
ON STREET: 34 AVENUE
FROM STREET: 126 PLACE
TO STREET: 126 STREET

LOCATION DETAILS: 12627 35 AVENUE
FOR PURPOSE OF: OCCUPANCY OF SIDEWALK FOR NYCDOT FENCE
RELATED AGENCY #:
INSPECT DIST: 35
RECORDED: None
TRACKING #: 2023010400358073

COMM. BOARD: 07
SEQUENCE #: 0029

Note: If House Number is not provided Permittee shall use "Location Details" box to indicate a specific location of the work area within a block (for all non-Contract work, i.e. Contract #: None).

PERMITTEE SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES AND SPECIFICATIONS OF THE NEW YORK CITY DEPARTMENT OF TRANSPORTATION AND WITH THE TERMS AND CONDITIONS OF THE PERMIT. FAILURE TO COMPLY MAY RESULT IN REVOCATION OF THE PERMIT BY THE COMMISSIONER.

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NYS LAW

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NYC Department of Transportation

Office of Permit Management

BUILDING OPERATION PERMIT

PERMIT#: Q02-2023005-A30



PERMITTEE SHALL COMPLY WITH ALL OF THE FOLLOWING STIPULATIONS

SPECIFIC STIPULATION	MS
013	MAINTAIN A MINIMUM 5 FOOT CLEAR PEDESTRIAN WALK ON THE SIDEWALK
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091	THIS PERMIT ACTIVITY MAY NOT START UNTIL THE PERMITTEE COORDINATES ALL WORK WITH ANY ONGOING CONSTRUCTION AND WITH THE PROJECT/RESIDENT ENGINEER FOR ANY ONGOING CAPITAL PROJECTS.
103	PARKING OF NON-COMMERCIAL VEHICLES ON THE STREET (ROADWAY AND SIDEWALK) WITHIN WORK ZONES IS PROHIBITED.
HIQA01	THIS PERMIT ONLY ALLOWS FOR THE CLOSURE OF A ROADWAY OR SIDEWALK AS STIPULATED. ANY STORAGE OF MATERIAL OR STORAGE OF EQUIPMENT REQUIRES A SEPARATE PERMIT.
NOISE1	BY SUBMITTING THIS APPLICATION AND/OR RENEWAL REQUEST, THE PERMITTEE CERTIFIES ITS COMPLIANCE WITH ALL APPLICABLE CITYWIDE CONSTRUCTION NOISE MITIGATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO THE DEVELOPMENT OF A COMPLIANT NOISE MITIGATION OR ALTERNATIVE NOISE MITIGATION PLAN. UPON COMPLETION, PLEASE UPLOAD/FILE YOUR PLANS ONTO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE. HERE IS THE LINK FOR FURTHER DETAILS AND TO UPLOAD THE FORMS: https://www1.nyc.gov/site/dep/environment/construction-noise-mitigation.page
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NYC Department of Transportation

Office of Permit Management

BUILDING OPERATION PERMIT

PERMIT#: Q02-2023005-A29



ISSUED DATE: 1/5/2023 PERMIT VALID FROM: 1/5/2023 TO: 3/31/2023
BOROUGH: QUEENS PERMIT TYPE: 0204 - PLACE EQUIPMENT OTHER THAN CRANE OR SHOVS
FEES (NON-REFUNDABLE): ROADWAY TYPE:
ADMINISTRATION FEE \$50.00 SIDEWALK TYPE: CONCRETE
TOTAL : \$50.00 PAID

PERMISSION HEREBY GRANTED TO:

NAME: TRIUMPH CONSTRUCTION CORP. LICENSE #: None
CONTACT NAME: CUZZI CARLO CONTRACT #: None
PHONE: 9144031379 SPONSORING AGENCY: None
ADDRESS: 1354 - SENECA AVENUE BRONX NY 10474

TO OCCUPY THE SIDEWALK AT:

HOUSE#: 126 STREET
ON STREET: 36 AVENUE
FROM STREET: 37 AVENUE
TO STREET:

LOCATION DETAILS: 12625 36 AVENUE
FOR PURPOSE OF: MAINTAIN NYCDOB FENCE
RELATED AGENCY #:
EQUIPMENT TYPE: Maintain Fence
INSPECT DIST: 35
RECORDED: None
TRACKING #: 2023010400358073

COMM. BOARD: 07
SEQUENCE #: 0028

Note: If House Number is not provided Permittee shall use "Location Details" box to indicate a specific location of the work area within a block (for all non-Contract work, i.e. Contract #: None).

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BUILDING OPERATION PERMIT

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SE7P45	WORK EMBARGO: 04/11/23 12:01am to 04/15/23 11:59pm for 2023 Embargo Mets Citifield Opening Day. Rolling street closure. *NYC DOT REQUIRES FULL RESTORATION OF ROADWAY AND/OR SIDEWALK FOR PUBLIC USE AS IT RELATES TO THE EVENT. PLEASE CONTACT DOT SPECIAL EVENTS (SPECIALEVENTS@DOT.NYC.GOV) FOR FURTHER INFORMATION
TMC001	CONTRACTORS WHO AT ANY TIME DURING THEIR PERMITTED WORK ENCOUNTER TRAFFIC SURVEILLANCE CAMERAS, DETECTION EQUIP OR ANY TYPE OF COMMUNICATION EQUIPMENT (WIRELESS OR HARD-WIRED) ON ANY NYCDOT FACILITY, THAT IS NOT INCLUDED ON THE DESIGN/BUILD DWGS, SHALL IMMEDIATELY NOTIFY NYCDOT TRAFFIC MANAGEMENT AT TMCDOT@DOT.NYC.GOV & 718-433-3390/40 AND AWAIT DIRECTION PRIOR TO CONTINUING WORK



Buildings



Work Permit Department Of Buildings

Permit Number: Q00752691-I1-FN

Permit Classification: TEMPORARY CONSTRUCTION EQUIPMENT

Address: QUEENS 127-04 WILLETS POINT BOULEVARD

Work on Floor(s): OPEN SPACE

Total number of dwelling units at location: 0

Number of dwelling units occupied during construction:

Description: CONSTRUCTION FENCE



Issued: 06/14/2023

Expires: 01/01/2024

Issued To: GEORGE MATHEWS

Business: TRIUMPH
CONSTRUCTION CORP

License No: GC-026164

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

Borough Commissioner:

Commissioner of Buildings:

Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2

47-40 21st Street, Long Island City, NY 11101

P: (718) 482-4995

www.dec.ny.gov

May 10, 2022

Glenn Goldstein
Queens Development Group, LLC
QDG Hotel Partners, LLC
QDG 126th Street Partners, LLC
QDG Parking Partners, LLC
QDG Retail Partners, LLC
c/o Related Companies
30 Hudson Yards, 72nd Floor
New York, NY 10001

RE: Willets Point Development
126th St./Willets Point Blvd., Queens, Queens County
Brownfield Cleanup Program # C241146
Remedial Investigation Report OU-2

Dear Mr. Goldstein:

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has completed its review of the Remedial Investigation Report (RIR) dated April 29, 2022 which was prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) on behalf of the Queens Development Group, LLC, QDG Hotel Partners, LLC, QDG 126th Street Partners, LLC, QDG Parking Partners LLC, and QDG Retail Partners, LLC (collectively "the Volunteer"). The RIR was submitted to NYSDEC under the Brownfield Cleanup Program. NYSDEC has determined that the RIR is adequate and is hereby approved.

In accordance with the requirements of the Brownfield Cleanup Agreement and the Citizen Participation Plan, the approved RIR must be placed in the project document repositories within 5 business days. Any draft copies of this report should be removed. A certification that this document has been placed in the project repositories, and that the repositories are complete with all project documents, must be submitted to the NYSDEC project manager.

Should you have any questions regarding this letter or any other aspect of the project, please contact me at 718-482-7541 or wendi.zheng@dec.ny.gov.



Department of
Environmental
Conservation

Sincerely,

Wendi Zheng

Wendi Zheng
Project Manger

cc: J. O'Connell, C. Maycock, J. Andaloro – NYSDEC
S. McLaughlin, S. Selmer, H. Hood – NYSDOH
J. Hayes, G. Nichols, A. Schweitzer – Langan
M. Chertok, C. Leas – SPR

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B

625 Broadway, 12th Floor, Albany, NY 12233-7016

P: (518) 402-9767 | F: (518) 402-9773

www.dec.ny.gov

June 17, 2022

Glenn Goldstein
Queens Development Group, LLC
QDG Hotel Partners, LLC
QDG 126th Street Partners, LLC
QDG Parking Partners, LLC
QDG Retail Partners, LLC
c/o Related Companies
30 Hudson Yards, 72nd Floor
New York, NY 10001

**RE: Willets Point Development
Site ID No. C241146
Queens, Queens County
Remedial Action Work Plan & Decision Document**

Dear Mr. Goldstein:

The New York State Department of Environmental Conservation (the Department) and the New York State Department of Health (NYSDOH) have reviewed the Remedial Action Work Plan (RAWP) for the Willets Point Development site dated June 2022 which was prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) on behalf of the Queens Development Group, LLC, QDG Hotel Partners, LLC, QDG 126th Street Partners, LLC, QDG Parking Partners, LLC, and QDG Retail Partners, LLC (collectively “the Volunteer”). The RAWP is hereby approved. Please ensure that a copy of the approved RAWP is placed in the document repositories along with this letter and any draft copies should be removed.


Attached is a copy of the Department’s Decision Document for the site. The remedy is to be implemented in accordance with this Decision Document. Please ensure that a copy of the Decision Document is placed in the document repositories.

Please contact Wendi Zheng at wendi.zheng@dec.ny.gov or (718) 482-7541 at your earliest convenience to discuss the next steps. Please recall the Department requires seven days’ notice prior to the start of field work.



Department of
Environmental
Conservation

Sincerely,

A handwritten signature in black ink, appearing to read "Gerard Burke". The signature is fluid and cursive, with the first name "Gerard" and last name "Burke" clearly distinguishable.

Gerard Burke
Director, Remedial Bureau B
Division of Environmental Remediation

ec: A. Guglielmi, S. Edwards, J. O'Connell, C. Maycock, W. Zheng, J. Andaloro –
NYSDEC
C. Vooris, S. McLaughlin, S. Selmer, H. Hood – NYSDOH
M. Chertok, C. Leas – SPR
J. Hayes, G. Nichols, E. Burgess – Langan

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B

625 Broadway, 12th Floor, Albany, NY 12233-7016

P: (518) 402-9767 | F: (518) 402-9773

www.dec.ny.gov

June 23, 2023

Glenn Goldstein
Queens Development Group, LLC
QDG Hotel Partners, LLC
QDG 126th Street Partners, LLC
QDG Parking Partners, LLC
QDG Retail Partners, LLC
c/o Related Companies
30 Hudson Yards, 72nd Floor
New York, NY 10001

Re: Site Name: Willets Point Development
BCP Site No.: C241146
Changes to Selected Remedy

Dear Mr. Goldstein,

The New York State Department of Environmental Conservation (the Department) has reviewed the June 21, 2023 Recovery Well Installation for Light Non-Aqueous Phase Liquid Recovery (Remedy Modification Request, or RMR) letter which proposes changes to the selected remedy in the June 2022 Remedial Action Work Plan (RAWP) and the June 2022 Decision Document for the above-referenced site. The RMR letter was prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) on behalf of the Queens Development Group, LLC, QDG Hotel Partners, LLC, QDG 126th Street Partners, LLC, QDG Parking Partners, LLC, and QDG Retail Partners, LLC (collectively the Volunteer).

The approved June 2023 RAWP included source removal via excavation in Area H of Operable Unit 2 to achieve a Track 4 Restricted Residential Use cleanup remedy. As outlined in the RMR letter, at the conclusion of remedial excavation to structural limits in Area H, residual light non-aqueous phase liquid (LNAPL) was still observed to be present at the boundaries of the excavation. The RMR proposes to install four (4) product recovery wells in the backfilled excavations and utilize vacuum-enhanced dual phase extraction and passive recovery to continue to remove LNAPL from the groundwater. The RMR also proposes to install one (1) groundwater monitoring well to evaluate remedial performance.

The Department has reviewed the proposed remedy modifications, considers the proposed changes minor, and hereby approves the modifications.

In accordance with the requirements of the Brownfield Cleanup Agreement and the Citizen Participation Plan, the RMR letter and this approval letter must be placed by the Volunteer in all document repositories within 5 business days. A certification that these documents have been placed in the project repositories, and that the repositories are complete with all project documents, must be submitted to the NYSDEC project manager.

If you have any questions, please contact the NYSDEC Project Manager, Wendi Zheng, at (718) 482-7541 or wendi.zheng@dec.ny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Andre Obligado".

Andre Obligado, P.G.
Chief, Superfund and Brownfield Cleanup Section C
Region 2

cc: J. O'Connell, W. Zheng, J. Andalaro – NYSDEC
S. McLaughlin, S. Selmer, H. Hood – NYSDOH
M. Chertok, C. Leas – SPR
J. Hayes, G. Nichols, E. Burgess – Langan



Buildings



Work Permit Department Of Buildings

Permit Number: Q00752691-I1-FN

Permit Classification: TEMPORARY CONSTRUCTION EQUIPMENT

Address: QUEENS 127-04 WILLETS POINT BOULEVARD

Work on Floor(s): OPEN SPACE

Total number of dwelling units at location: 0

Number of dwelling units occupied during construction:

Description: CONSTRUCTION FENCE



Issued: 06/14/2023

Expires: 01/01/2024

Issued To: GEORGE MATHEWS

Business: TRIUMPH
CONSTRUCTION CORP

License No: GC-026164

For detailed information regarding this permit, please log on to DOB NOW at www.nyc.gov/buildings.
Call 311 with any questions or complaints.

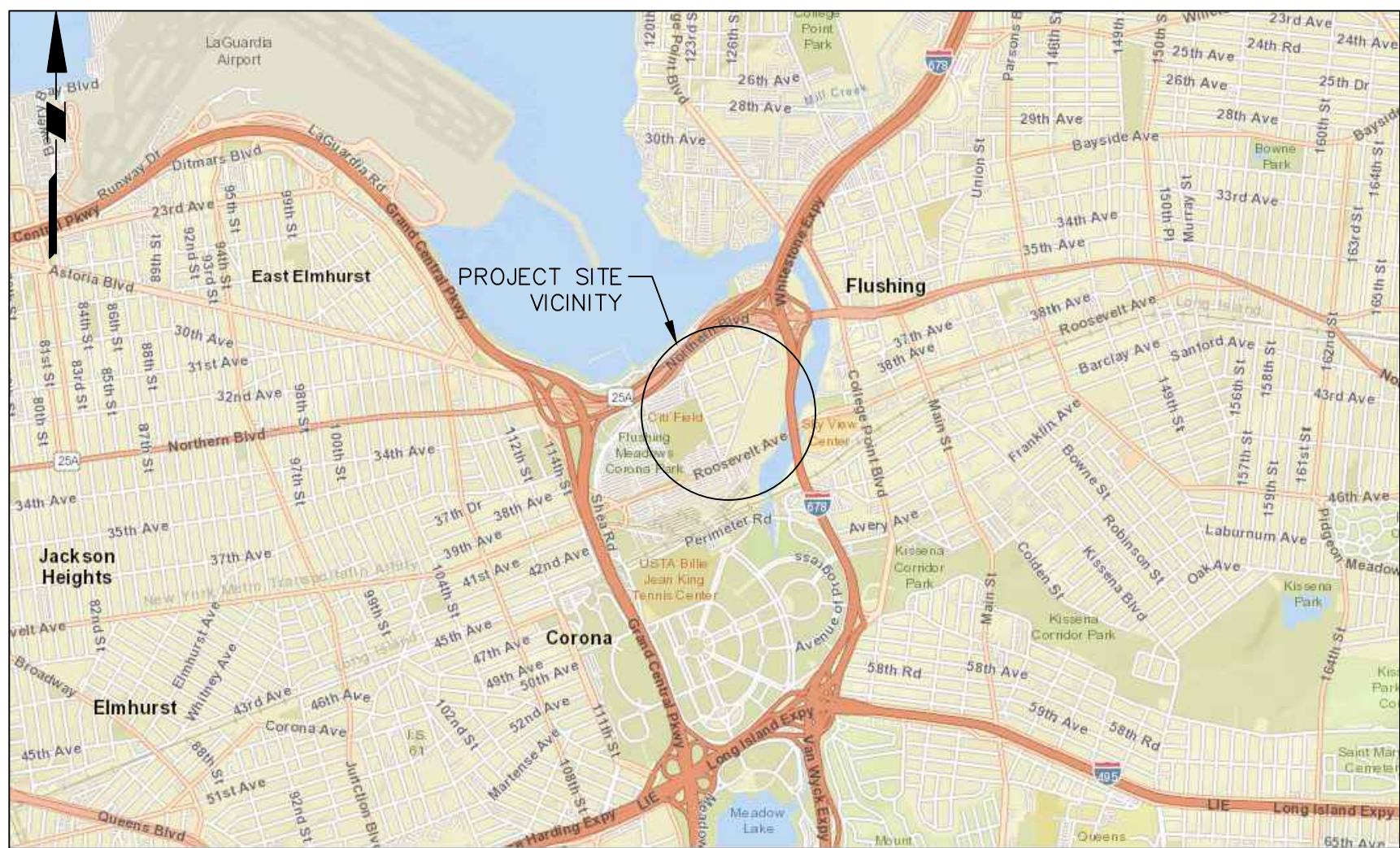
Borough Commissioner:

Commissioner of Buildings:

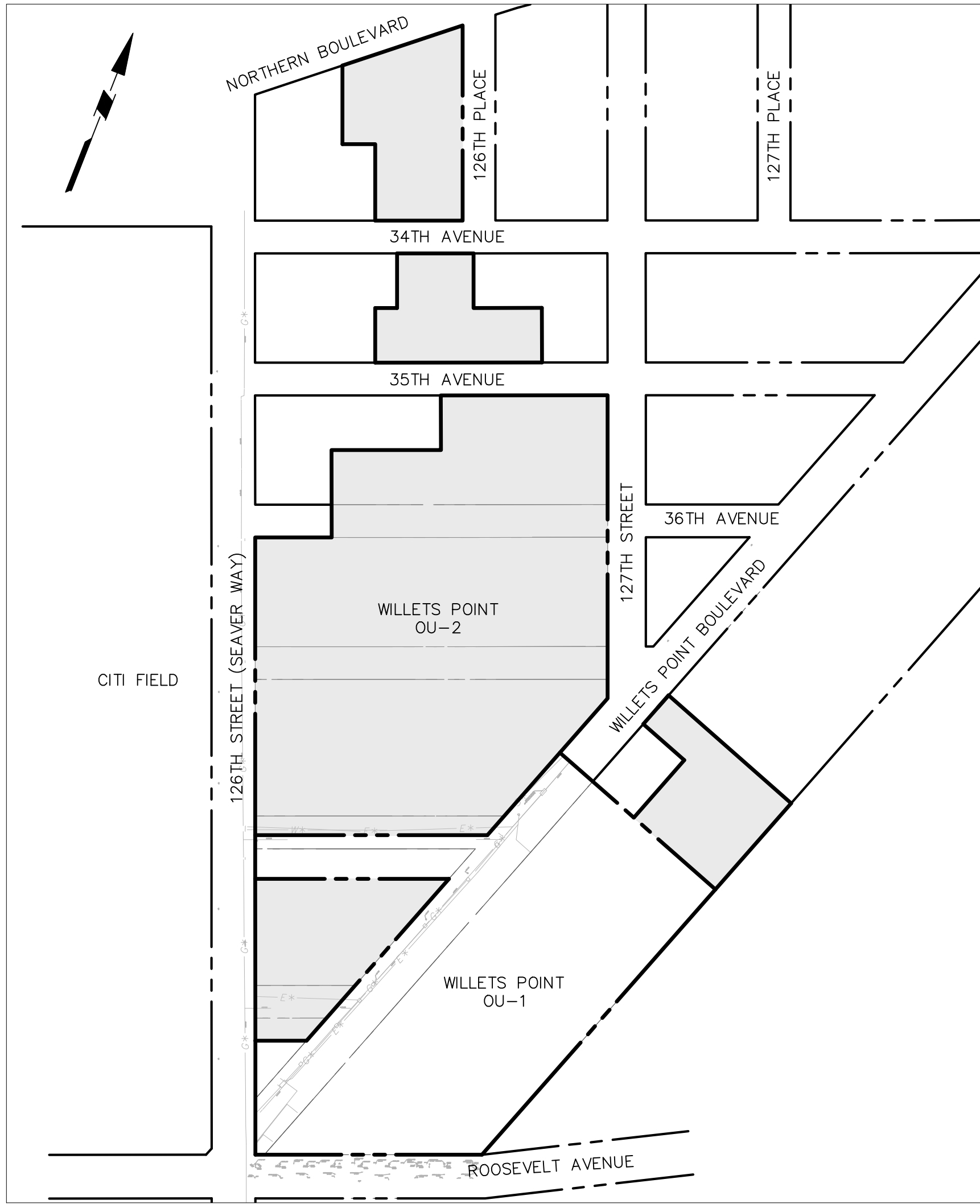
Tampering with or knowingly making a false entry in or falsely altering this permit is a crime that is punishable by a fine, imprisonment or both.

WILLETS POINT DEVELOPMENT SITE REMEDIATION - OU-2 FENCE DRAWINGS

QUEENS, NY



SITE VICINITY PLAN
NOT TO SCALE



KEY PLAN

200 0 100 200
SCALE: 1 INCH = 200 FEET

DRAWING LIST					
DRAWING	SHEET #	TITLE	INITIAL SUBMISSION #1 05/10/2022	REVISED DRAWINGS #2 —	ADDENDUM 1 SUBMISSION #3 —
G-001.02	1	COVER SHEET	•		
G-010.00	2	GENERAL NOTES	•		
G-101.02	3	SITE LOGISTICS/STAGING PLAN	•		
G-111.00	4	SITE LOGISTICS/STAGING PLAN DETAILS [SHEET 1 OF 2]	•		
G-112.00	5	SITE LOGISTICS/STAGING PLAN DETAILS [SHEET 2 OF 2]	•		

LOCATIONS:

BLOCK 1820: LOT 9

BLOCK 1822: LOT 17

BLOCK 1823: LOT 19, 20, 21, 23, 26, 28, 33, 47, 52 & 55

BLOCK 1824: LOT 1, 28, 33, 53 & 100

BLOCK 1825: LOT 1, 30, 37, 46, 48 & 150

BLOCK 1826: LOT 1, 5, 14, 18, 29, 31, 35 & 200

BLOCK 1827: LOT 1

BLOCK 1833: LOT 155 & 172

WARNING: IT IS A VIOLATION OF THE NYS
EDUCATION LAW ARTICLE 145 FOR ANY PERSON,
UNLESS HE IS ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER, LAND
SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN
ANY WAY.

01/30/2023	POST-APPROVAL AMENDMENT #2	Δ
08/16/2022	POST-APPROVAL AMENDMENT #1	2
05/10/2022	DOB FILING	1
Date	Description	No.

Revisions



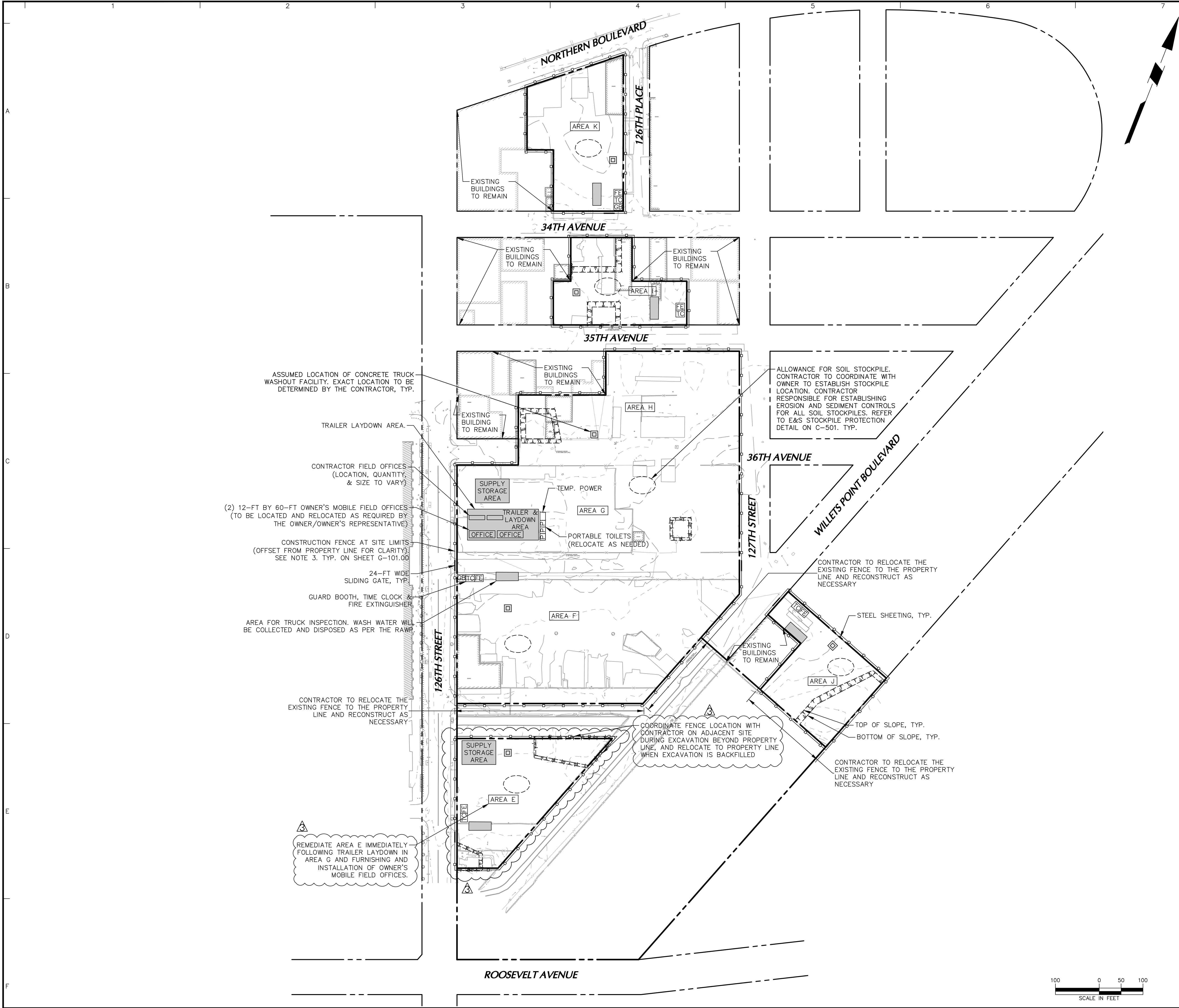
Signature: *Thanasiou* Date:
PROFESSIONAL ENGINEER, LAND SURVEYOR, NY Lic. No. 085629-1

LANGAN
Langan Engineering, Environmental, Surveying,
Landscape Architecture, and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	
Willets Point	
QUEENS NEW YORK	
Drawing Title	
COVER SHEET	
Project No.	Drawing No.
170197601	G-001.02
Date	
01/30/2023	
Drawn By	
AR	Sheet 1 of 5
Checked By	
MR	



JOB NO.
#Q00752663-P2



- NOTES:
- CONTRACTOR TO PROVIDE A LOGISTICS PLAN TO THE OWNER/OWNER'S REPRESENTATIVE FOR APPROVAL. THE AREAS AND LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL.
 - CONTRACTOR TO PROVIDE ALL FACILITIES REQUIRED TO SUPPORT THE PROJECT, INCLUDING PORTABLE TOILETS, TRAILERS, GUARD BOOTHS, ETC.
 - CONSTRUCTION FENCE TO BE INSTALLED AS FOLLOWS:
3.A. INTERIOR LOT LINES: CONSTRUCTION FENCE INSTALLED ON LOT LINE
3.B. EXTERIOR LOT LINES (FRONTING PUBLIC RIGHTS-OF-WAY): CONSTRUCTION FENCE TO BE INSTALLED IN ACCORDANCE WITH ALL NYCBC 3307.7 AND NYC DOT REQUIREMENTS FOR FENCING.
 - THE EXISTING DEWATERING SYSTEM, TRAILER, AND OTHER EQUIPMENT/MATERIALS IN OU-2 AREA E WILL BE RELOCATED BY OTHERS. REMEDIATION CONTRACTOR WILL COORDINATE WITH OWNER'S CONTRACTOR FOR RELOCATION.
 - SECURITY IS REQUIRED FROM MOBILIZATION UNTIL FINAL COMPLETION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TWO GUARDS/BOOTHS FOR FULL-TIME SECURITY (24 HOURS, 7 DAYS A WEEK). THERE MUST BE RADIO COMMUNICATION AVAILABLE BETWEEN THE GUARDS/BOOTHS AT ALL TIMES AND THEY MUST ADDRESS ALL AREAS OF THE SITE.

- LEGEND
- RIGHT-OF-WAY
 - LIMIT OF REMEDIATION (OU-2 BOUNDARY)
 - AREA LIMIT
 - BOTTOM OF SLOPE
 - TOP OF SLOPE
 - SHEETING
 - 8-FT HIGH PLYWOOD CONSTRUCTION FENCE
 - 24-FT WIDE SLIDING GATE
 - GUARD BOOTH
 - TIME CLOCK
 - FIRE EXTINGUISHER
 - PORTABLE TOILET
 - CONCRETE TRUCK WASHOUT FACILITY
 - SOIL STOCKPILE ALLOWANCE

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

01/30/2023	POST-APPROVAL AMENDMENT #2	1
08/16/2022	POST-APPROVAL AMENDMENT #1	2
05/10/2022	DOB FILING	1
Date	Description	No.

Revisions



Signature: *Nicholas Papatheodorou* Date: 01/30/2023
PROFESSIONAL ENGINEER, LAND SURVEYOR, NY Lic. No. 085629-1

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project: Willets Point

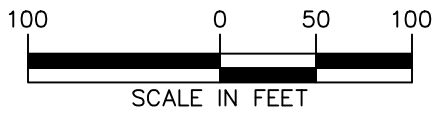
QUEENS NEW YORK

Drawing Title: **SITE LOGISTICS/ STAGING PLAN**

Project No. 170197601	Drawing No. G-101.02
Date 01/30/2023	
Drawn By JNF	
Checked By MLN	Sheet 3 of 5



JOB NO. #Q00752663-P2



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2

47-40 21st Street, Long Island City, NY 11101

P: (718) 482-4995

www.dec.ny.gov

May 10, 2022

Glenn Goldstein
Queens Development Group, LLC
QDG Hotel Partners, LLC
QDG 126th Street Partners, LLC
QDG Parking Partners, LLC
QDG Retail Partners, LLC
c/o Related Companies
30 Hudson Yards, 72nd Floor
New York, NY 10001

RE: Willets Point Development
126th St./Willets Point Blvd., Queens, Queens County
Brownfield Cleanup Program # C241146
Remedial Investigation Report OU-2

Dear Mr. Goldstein:

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has completed its review of the Remedial Investigation Report (RIR) dated April 29, 2022 which was prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) on behalf of the Queens Development Group, LLC, QDG Hotel Partners, LLC, QDG 126th Street Partners, LLC, QDG Parking Partners LLC, and QDG Retail Partners, LLC (collectively "the Volunteer"). The RIR was submitted to NYSDEC under the Brownfield Cleanup Program. NYSDEC has determined that the RIR is adequate and is hereby approved.

In accordance with the requirements of the Brownfield Cleanup Agreement and the Citizen Participation Plan, the approved RIR must be placed in the project document repositories within 5 business days. Any draft copies of this report should be removed. A certification that this document has been placed in the project repositories, and that the repositories are complete with all project documents, must be submitted to the NYSDEC project manager.

Should you have any questions regarding this letter or any other aspect of the project, please contact me at 718-482-7541 or wendi.zheng@dec.ny.gov.



Department of
Environmental
Conservation

Sincerely,

Wendi Zheng

Wendi Zheng
Project Manger

cc: J. O'Connell, C. Maycock, J. Andaloro – NYSDEC
S. McLaughlin, S. Selmer, H. Hood – NYSDOH
J. Hayes, G. Nichols, A. Schweitzer – Langan
M. Chertok, C. Leas – SPR

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B

625 Broadway, 12th Floor, Albany, NY 12233-7016

P: (518) 402-9767 | F: (518) 402-9773

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June 17, 2022

Glenn Goldstein
Queens Development Group, LLC
QDG Hotel Partners, LLC
QDG 126th Street Partners, LLC
QDG Parking Partners, LLC
QDG Retail Partners, LLC
c/o Related Companies
30 Hudson Yards, 72nd Floor
New York, NY 10001

**RE: Willets Point Development
Site ID No. C241146
Queens, Queens County
Remedial Action Work Plan & Decision Document**

Dear Mr. Goldstein:

The New York State Department of Environmental Conservation (the Department) and the New York State Department of Health (NYSDOH) have reviewed the Remedial Action Work Plan (RAWP) for the Willets Point Development site dated June 2022 which was prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) on behalf of the Queens Development Group, LLC, QDG Hotel Partners, LLC, QDG 126th Street Partners, LLC, QDG Parking Partners, LLC, and QDG Retail Partners, LLC (collectively “the Volunteer”). The RAWP is hereby approved. Please ensure that a copy of the approved RAWP is placed in the document repositories along with this letter and any draft copies should be removed.

Attached is a copy of the Department’s Decision Document for the site. The remedy is to be implemented in accordance with this Decision Document. Please ensure that a copy of the Decision Document is placed in the document repositories.

Please contact Wendi Zheng at wendi.zheng@dec.ny.gov or (718) 482-7541 at your earliest convenience to discuss the next steps. Please recall the Department requires seven days’ notice prior to the start of field work.



Department of
Environmental
Conservation

Sincerely,

A handwritten signature in black ink, appearing to read "Gerard Burke". The signature is fluid and cursive, with the first name "Gerard" and last name "Burke" clearly distinguishable.

Gerard Burke
Director, Remedial Bureau B
Division of Environmental Remediation

ec: A. Guglielmi, S. Edwards, J. O'Connell, C. Maycock, W. Zheng, J. Andaloro –
NYSDEC
C. Vooris, S. McLaughlin, S. Selmer, H. Hood – NYSDOH
M. Chertok, C. Leas – SPR
J. Hayes, G. Nichols, E. Burgess – Langan